

109.0

0001

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

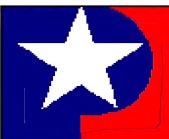
714,100 / 714,100

USE VALUE:

714,100 / 714,100

ASSESSED:

714,100 / 714,100


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
40		REED ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: FEYNMAN PAULA	
Owner 2:	
Owner 3:	
Street 1: 40 REED ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: FEYNMAN CARL & -	
Owner 2: FEYNMAN PAULA -	
Street 1: 40 REED ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1950, having primarily Vinyl Exterior and 1744 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
	Street
	Gas:

BUILDING PERMITS	
Date	Number
9/19/2016	1148
Addition	150,000
O	
4/9/2014	325
Redo Bat	7,500
8/21/2006	701
Re-Roof	4,000

ACTIVITY INFORMATION	
Date	Result
10/17/2018	Inspected
BS	Barbara S
9/13/2018	MEAS&NOTICE
CC	Chris C
3/15/2017	SQ Returned
EMK	Ellen K
6/13/2014	Info Fm Prmt
PC	PHIL C
6/27/2012	External Ins
BR	B Rossignol
3/3/2009	Measured
189	PATRIOT
12/3/2008	MLS
MM	Mary M
5/12/2007	MLS
HC	Helen Chinal
3/15/2000	Inspected
263	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA
	/ / /

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	5589	Sq. Ft.	Site	0	70.	1.05	6													

Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
411,371						411,400	

Total AC/HA: 0.12831	Total SF/SM: 5589	Parcel LUC: 101	One Family	Prime NB Desc: ARLINGTON	Total: 411,371	Spl Credit	Total: 411,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.	Database: AssessPro - ArchiveProArling	apro
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 5 - Cape	1T - 1 & 3/4 Sty	Full Bath: 1	Rating: Very Good	136 S/F SOLD TO # 34 REED ST 6/30/94 PM.													
(Liv) Units: 1	Total: 1	A Bath: 1	Rating:														
Foundation: 1 - Concrete		3/4 Bath: 1	Rating: Good														
Frame: 1 - Wood		A 3QBth	Rating:														
Prime Wall: 4 - Vinyl		1/2 Bath:	Rating:														
Sec Wall:		A HBth:	Rating:														
Roof Struct: 1 - Gable		OthrFix:	Rating:														
Roof Cover: 1 - Asphalt Shgl		OTHER FEATURES															
Color: YELLOW		Kits: 1	Rating: Very Good														
View / Desir:		A Kits:	Rating:														
GENERAL INFORMATION		Frl:	Rating:														
Grade: C - Average		WSFlue:	Rating:														
Year Blt: 1950		Location:															
Eff Yr Blt:		Total Units:															
Alt LUC:		Floor:															
Jurisdct: G19		% Own:															
Fact: .		Name:															
Const Mod:		DEPRECIATION				REMODELING				RES BREAKDOWN							
Lump Sum Adj:		Phys Cond: GD - Good	18. %					Exterior:	No Unit	RMS	BRS	FL					
INTERIOR INFORMATION		Functional:	%					Interior:	1	8	3	M					
Avg Ht/FL: STD		Economic:	%					Additions:									
Prim Int Wal 1 - Drywall		Special:	%					Kitchen:									
Sec Int Wall:		Override:	%					Baths:									
Partition: T - Typical		Total:	18.6 %					Plumbing:									
Prim Floors: 3 - Hardwood		CALC SUMMARY								Electric:							
Sec Floors:		COMPARABLE SALES								Heating:							
Bsmnt Flr: 12 - Concrete		Basic \$ / SQ: 110.00						General:									
Subfloor:		Size Adj.: 1.25206423															
Bsmnt Gar: 1		Const Adj.: 0.99989998															
Electric: 3 - Typical		Adj \$ / SQ: 137.713															
Insulation: 2 - Typical		Other Features: 86612															
Int vs Ext: S		Grade Factor: 1.00															
Heat Fuel: 2 - Gas		NBHD Inf: 1.00000000															
Heat Type: 3 - Forced H/W		NBHD Mod:															
# Heat Sys: 1	% Heated: 100	LUC Factor: 1.00															
% Heated: 100	% AC: 100	Adj Total: 371926															
Solar HW: NO	Central Vac: NO	Depreciation: 69178															
% Com Wal	% Sprinkled	Depreciated Total: 302747															
MOBILE HOME		Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 109.0-0001-0001.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:																
	Total Special Features:																
	Total:																